

# REGULATING ASBESTOS

THE ROLE OF THE CITY OF MILWAUKEE  
DEPARTMENT OF NEIGHBORHOOD SERVICES

The City of Milwaukee Department of Neighborhood Services regulates asbestos repair/removal in the community. It is responsible for monitoring projects within the city and conducts consultations with residents concerning asbestos in their homes. The Department of Neighborhood Services and other agencies involved with asbestos concerns can be contacted at the following numbers:

City of Milwaukee Dept. of Neighborhood Services  
**286-8674**  
(TDD 286-2025)

Department of Health and Family Services  
(DHFS)  
(Asbestos Training Certification)  
**1-608-267-2289**

Wisconsin Department of Natural Resources  
(WDNR)  
Air Management Section  
**263-8500**

Occupational Safety and Health Administration  
(OSHA)  
Milwaukee Office  
**297-3315**



City of Milwaukee  
Department of  
Neighborhood Services

Visit the DNS web site at:

[www.city.milwaukee.gov/dns](http://www.city.milwaukee.gov/dns)

Asbestos in your home V 1.0 TNW 9/2000

# ASBESTOS

## IN YOUR HOME



*House with asbestos siding*



*Floor tile and adhesive (mastic)*



*Older pipe insulation*



*Selected ceiling tile*

# ASBESTOS IS A NATURALLY OCCURRING MINERAL FIBER THAT IS COMPOSED OF MAGNESIUM AND IRON SILICATES.

Until the 1970s, asbestos was commonly used in building materials and insulation due to heat resistance and bonding strength.

# ASBESTOS AND YOUR HEALTH

## HEALTH RISKS HAVE BEEN CONNECTED TO DAMAGED ASBESTOS MATERIALS.

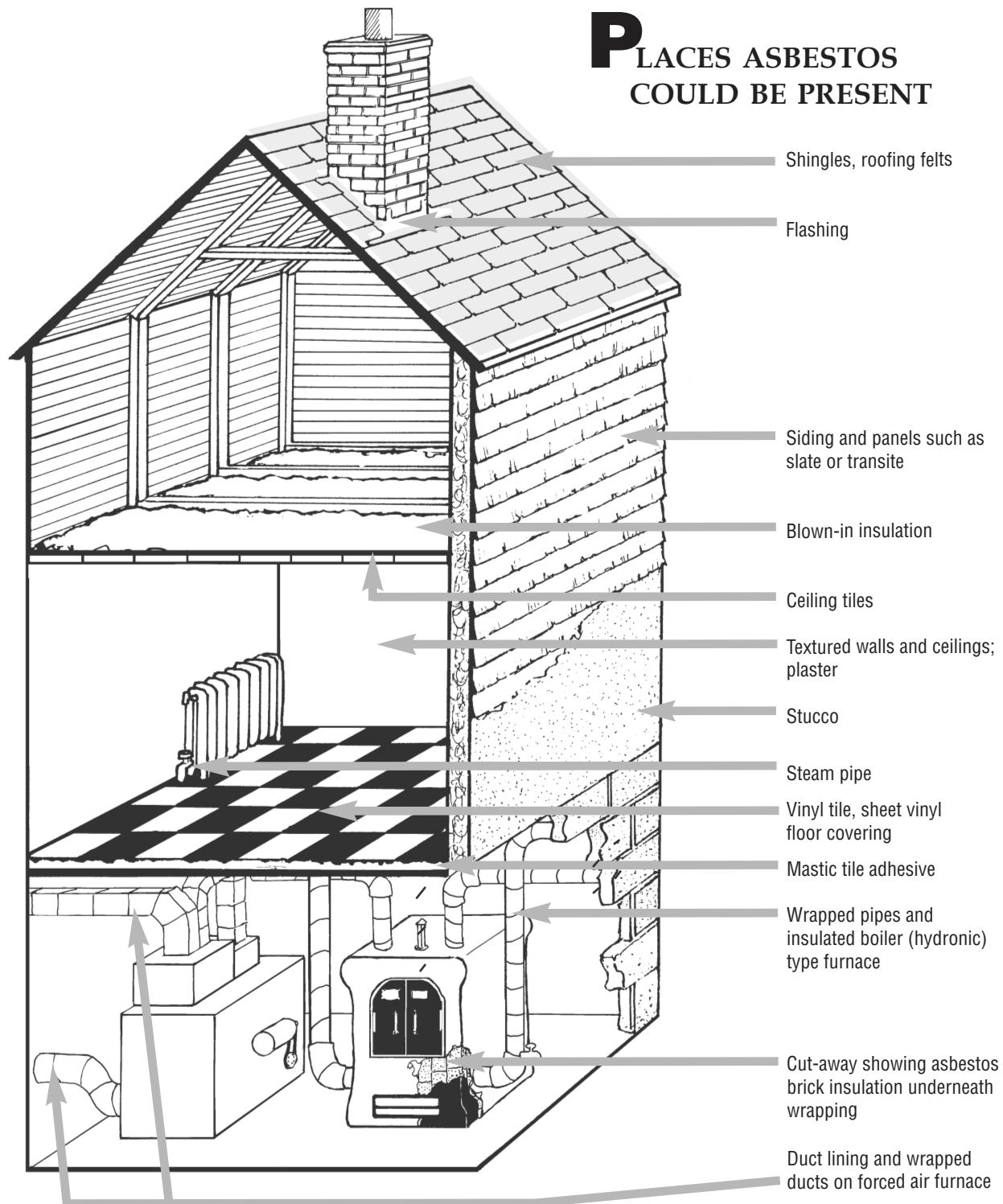
However, the presence of asbestos in a home **does not** necessarily mean that a hazardous condition exists. If **damaged or disturbed**, the fibers in Asbestos Containing Materials (ACM) may become airborne which will cause an elevated health risk. Home remodeling projects are one cause of disturbance of asbestos fibers. Long term exposure to microscopic airborne asbestos fibers has been linked to a number of respiratory diseases such as asbestosis and lung cancers including mesothelioma, a rare and incurable lung cancer. These respiratory diseases take 20 or more years to develop after long-term exposure to airborne asbestos fibers occurs. No immediate symptoms of asbestos exposure exist. Cigarette smoking can increase the likelihood that asbestos exposure will result in asbestosis or lung cancer.

# WHERE TO FIND ASBESTOS IN THE HOME

## ASBESTOS MAY BE FOUND IN MANY PLACES THROUGHOUT THE HOME.

The only accurate method of determining if a material contains asbestos is to have the substance analyzed by a certified laboratory. A list of local laboratories can be provided by the Department of Neighborhood Services. The City of Milwaukee Department of Neighborhood Services can also take a sample of the material and analyze it in a lab for a nominal fee.

## PLACES ASBESTOS COULD BE PRESENT



## COMMON AREAS WHERE ASBESTOS MAY BE FOUND IN YOUR HOME

### EXTERIOR

Siding/panels such as slate or transite; stucco; roofing felts, flashings and shingles; tars and some asphalt based siding products.

### INTERIOR

Plaster; ceiling tiles; sprayed, troweled or textured ceilings and walls; sheet vinyl floor covering and vinyl tile. Tile adhesive, known as mastic, may also contain asbestos.

### HEATING AND OTHER MECHANICAL SYSTEMS

Some furnaces and boilers may have asbestos in between the brick walls for insulation. Duct wrap or tape; gaskets in furnace access doors, and pipe wrap for steam or hot water pipes may also contain asbestos.

Once again, the mere presence of asbestos in your home does not present a health hazard unless the building material or insulation has been damaged or otherwise disturbed. Such disturbances may cause a release of the fibers into the air, where they may be inhaled.

## WHAT TO DO IF ASBESTOS IS FOUND IN A BUILDING MATERIAL OR IN INSULATION IN YOUR HOME

The presence of Asbestos Containing Materials (ACM) in your home does not mean that removal is necessary. If the ACM is badly damaged, removal of the material may be necessary. If the ACM is not badly damaged, however, repair of the damage might be an option. "In place" management is a possible solution to the remaining undamaged ACM.

### Undamaged Asbestos

Steps for "in place" management in your home:

- **Have a survey done** to identify all ACM.
- **Take prompt and proper action** if repairs become necessary, to prevent fiber release.

### Repair of Damaged Asbestos

Repair of damaged asbestos may be done by the home owner of an owner occupied single family unit. Further information on repairs and disposal within an owner occupied single family unit can be obtained from the City of Milwaukee Department of Neighborhood Services. Owners of multi-unit structures must have the work done by a certified asbestos professional. Current regulations do not require the removal of ACM from a home before the sale of the property.

### Removal of Damaged Asbestos

If removal of damaged asbestos is necessary, the City of Milwaukee recommends that a certified asbestos professional be hired. A professional must be hired for multi-unit structures, or if not owner occupied. In addition, a permit is required from the City of Milwaukee Department of Neighborhood Services if any asbestos work is in excess of 260 linear feet or 160 square feet in a facility that contains more than two units or if removal of an asbestos insulated boiler is involved in any type of residence. Asbestos regulations require that only those involved in the actual asbestos removal be allowed in the immediate work area.

## WHAT TO EXPECT FROM YOUR ASBESTOS PROFESSIONAL

Your asbestos professional should provide you with the following:

- **A detailed plan** of the project
- **Precautionary measures** to be instituted during the project
- **The name of the landfill** where the asbestos will be taken for proper disposal, followed by a "receipt" (a waste disposal manifest) certifying that disposal has occurred
- **Air clearance test results**, which indicates that the work has been done properly and the area is safe to reoccupy
- **A copy of the state certification card** for each worker

The City of Milwaukee Department of Neighborhood Services maintains a list of asbestos professionals that have done work recently in the city, available upon request.